

## Urgent Campus Information (/)

### PSFA Roofing Project (/psfa-building)

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#### Timeline

##### Project Updates

###### Wednesday, June 5, 2019

PSFA Building Closure - Updated June 5, 4:33 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-06-05-16-33.aspx>)  
SDSU's draft site plan for the use of modular spaces following ongoing work in the PSFA Building is currently being reviewed by state fire marshals, as required for a project of this nature. Also, work continues on environmental condition corrections at the PSFA Building.

###### Friday, May 31, 2019

PSFA Building Closure - Updated May 31, 11:49 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-31-11-49.aspx>)  
The PSFA Building is now fully open. Additional building updates are as follows: Ongoing industrial hygiene evaluation will continue within the building for the indefinite future. Periodic testing begins during the week of June 17 and will focus on measurements and analysis related to humidity, temperature, mold, formaldehyde, coal tar pitch and other roofing materials, fiberglass fibers, CO and CO<sub>2</sub>, odors and other compounds and particulates. Also, the university has committed to regular meetings with building occupants to assess further needs and provide informational updates, including plans for construction to address deferred maintenance as planned to begin later this year.

###### Friday, May 24, 2019

PSFA Building Closure - Updated May 24, 10:35 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-24-10-35.aspx>)  
PSFA Indoor Air Quality Report

###### Wednesday, May 22, 2019

PSFA Building Closure - Updated May 22, 11:30 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-22-11-30.aspx>)  
PSFA Building to be Reoccupied; Testing and Improvements Continue. Please visit: PSFA Building Closure Information and FAQs We are pleased to report that San Diego State University will begin to reoccupy the PSFA Building for those who have requested a return to the building. The building can be reoccupied as early as this week as extensive environmental and major building system testing led by external consultants is now complete and reports indicate that the building is occupant-ready. Further details on testing results are below. SDSU will return faculty and staff to the building, as they choose, through an intentional decision-making process. The following message provides an update about testing and the ways PSFA Building returners and earlier occupants are being supported.

###### Wednesday, May 22, 2019

PSFA Building Closure - Updated May 22, 10:50 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-22-10-50.aspx>)  
PSFA Building to be Reoccupied; Testing and Improvements Continue. Please visit: PSFA Building Closure Information and FAQs

###### Thursday, May 16, 2019

PSFA Building Closure - Updated May 16, 9:52 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-16-09-52.aspx>)  
Millennium Consulting was initially contracted to provide hazardous materials abatement oversight during construction activities. SDSU provided an earlier estimate of up to \$10,000, which pertained solely to the hazardous materials abatement monitoring service Millennium Consulting provided earlier in the project. Changes to the scope of work in response to concerns raised by students, faculty and staff were made after the proposal was reviewed. The final approved amount increased to \$53,475. The formal contract was signed on April 12, 2019. As a result of additional concerns expressed around air quality and environmental testing from faculty and staff who attended SDSU's two public forums, an additional task order for continued air monitoring services was issued to Millennium in the amount of \$33,310. To date, no further proposals have been received from Millennium Consulting.

## Monday, May 13, 2019

PSFA Building Closure - Updated May 13, 7:06 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-13-19-06.aspx>)  
The presence of smoke will be apparent at various times at the PSFA Building beginning Tuesday, May 14, through Tuesday, May 21. The presence of smoke is intentional and part of planned testing of the plumbing systems at the PSFA Building. This process consists of blowing water-based smoke and large volumes of air through the plumbing systems, which will exhaust out of plumbing vents on the roof as well as through any openings in the exterior of the building. The smoke used for this investigative process is the same smoke used for concerts and theatrical events.

## Thursday, May 9, 2019

PSFA Building Closure - Updated May 9, 9:46 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-09-09-46.aspx>)  
As SDSU is closing the semester, students have the opportunity to complete course evaluations, including evaluations of courses relocated from the PSFA Building. As these evaluations can have significant consequences for faculty members under evaluation, students are urged to use evaluations to assess the quality of the instructor's efforts, not the facilities. Students who have questions are asked to connect with the dean or associate dean in their respective college. UPDATE NO. 14: Updated May 7 at 3:37 p.m.

## Tuesday, May 7, 2019

May 7, 3:37 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-07-15-37.aspx>)  
The FAQs have been updated with additional information about workers' compensation claims.

## Monday, May 6, 2019

PSFA Building Closure - Updated May 6, 8:47 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-06-08-47.aspx>)  
ONGOING TEMPORARY CLOSURE OF THE PSFA BUILDING

## Friday, May 3, 2019

PSFA Building Closure - Updated May 3 (<https://urgent.sdsu.edu/psfa-building/timeline/2019-05-03.aspx>)  
Please visit PSFA Building Closure Information and FAQs. As part of a comprehensive and long-term plan for those who hold classes and offices in the PSFA Building, there are three primary options for impacted faculty and staff:

## Monday, April 29, 2019

PSFA Building Closure - Updated April 29 (<https://urgent.sdsu.edu/psfa-building/timeline/2019-04-29.aspx>)  
The PSFA Building information and FAQ page has been updated with additional information related to the PSFA Building mitigation efforts, HR and other questions, project and communications timeline and other details. Please visit: PSFA Building Closure Information and FAQs

## Monday, April 22, 2019

PSFA Building Closure - Updated April 22, 2:00 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-04-22-14-00.aspx>)  
PSFA Class Relocation List - Updated 4-19.

## Monday, April 8, 2019

PSFA Building Closure - Updated April 8, 1:00 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-04-08-13-00.aspx>)  
A recording of the presentation portion of the April 8 PSFA Forum is available online

## Friday, April 5, 2019

PSFA Building Closure - Updated April 5, 5:13 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-04-05-17-13.aspx>)  
SDSU is identifying a range of solutions to support students, faculty and staff who regularly hold classes and have offices in the PSFA Building. Also, to allow time for more comprehensive conversations and planning with our students, faculty and staff, SDSU will not reoccupy

the PSFA Building before the end of the semester. Students who have classes in the PSFA Building should know that their classes will remain relocated to alternative campus spaces. All students should be in touch with their faculty members directly with any questions about their courses and class locations. The updated class list is now available

## **Wednesday, April 3, 2019**

PSFA Building Closure - Updated April 3, 4:38 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-04-03-04-38.aspx>)

On Wednesday, April 3, SDSU held the first of two open forums related to the temporary closure of the PSFA Building. During the open forum, SDSU President Adela de la Torre made the decision not to fully reoccupy the PSFA Building next week. Offices that have been relocated to the Adams Humanities Building are allowed to remain for the time being. SDSU's senior leaders are working on both short- and long-term plans to address the ongoing concerns students, faculty and staff have raised about the PSFA Building. Further communications is planned for the days ahead.

## **Tuesday, April 2, 2019**

PSFA Building Closure - Updated April 2, 8:46 a.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-04-02-08-46.aspx>)

SDSU will begin to fully reoccupy the PSFA Building on Tuesday, April 9). Offices in the PSFA Building are being relocated. Classes are either being relocated or cancelled. San Diego State University will host two forums, both of which will be recorded with videos posted here. An environmental expert, medical physician, a fire safety expert and construction team members will be present during both forums to answer questions about the building, repairs, materials used, health risk, the project timeline and air quality testing results forums. Additional information about the forums is included in the FAQs.

## **Friday, March 29, 2019**

PSFA Building Closure - Updated March 29, 1:57 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-03-29-13-57.aspx>)

San Diego State University will host two forums, both of which will be recorded with videos posted here. An environmental expert, medical physician, a fire safety expert and construction team members will be present during both forums to answer questions about the building, repairs, materials used, health risk, the project timeline and air quality testing results forums. Additional information about the forums is included in the FAQs. Students, faculty and staff who have classes and offices in the PSFA Building are encouraged to attend the forums (both of which will be recorded).

## **Thursday, March 28, 2019**

PSFA Building Closure - Updated March 28, 6:30 p.m. (<https://urgent.sdsu.edu/psfa-building/timeline/2019-03-28-18-30.aspx>)

San Diego State University will host two forums, both of which will be recorded with videos posted to [urgent.sdsu.edu](https://urgent.sdsu.edu). An environmental expert, medical physician, a fire safety expert and construction team members will be present during both forums to answer questions about the building, repairs, materials used, health risk, the project timeline and air quality testing results forums. Students, faculty and staff are encouraged to attend the forums.

## **Thursday, March 14, 2019**

PSFA Building Closure - Updated Class Relocation List (<https://urgent.sdsu.edu/psfa-building/timeline/2019-03-14-10-30.aspx>)

Due to ongoing construction and some complaints about odors generated by building materials, SDSU will temporarily close the PSFA Building. The building is scheduled to close to regular use starting Wednesday, March 13, but will remain open that day to facilitate moving needs. Building access restrictions become effective on Thursday, March 14. The building is slated to reopen to regular use on Monday, April 8. Offices in the PSFA Building are being relocated. Classes are either being relocated or cancelled.

## **Tuesday, March 12, 2019**

PSFA Building Closure Information and FAQs (<https://urgent.sdsu.edu/psfa-building/timeline/2019-03-12-16-56.aspx>)

Due to ongoing construction and some complaints about odors generated by building materials, SDSU will temporarily close the PSFA Building. The building is scheduled to close to regular use starting Wednesday, March 13, but will remain open that day to facilitate moving needs. Building access restrictions become effective on Thursday, March 14. The building is slated to reopen to regular use on Monday, April 8. Offices in the PSFA Building are being relocated. Classes are either being relocated or cancelled.

## **Project Timeline**

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### **(November 2018 - April 29, 2019)**

In November 2018, a project to upgrade the PSFA Building's electrical and mechanical system began. The project included the installation of rooftop mechanical shafts and associated roof patching. In January 2019, the shafts were installed and the roof was patched. Unfortunately, the original patching material did not bond properly with the existing roofing material, resulting in leaks and water intrusion.

To provide some background, PSFA is an older building which has a unique flat roof. The roof is sealed with a material called “coal tar pitch.” It is a very durable material but isn’t used that often anymore, because roofs tend to be designed differently now, then they were half a century ago.

#### **January 7, 2019 - January 25, 2019:**

Additional roof patch options were reviewed and some options were implemented. Multiple rain events prevented continuous work, and all options failed to prevent leaks.

#### **January 21:**

Spaces impacted by construction were associated with a roof leak received a final cleaning, and the contractor had begun to pump water off of the roof. Plans for a new roofing membrane are underway.

#### **January 29, 2019 – February 1, 2019:**

Coal tar pitch was used on roof to obtain a water-tight seal prior to rains and the first complaints were received from occupants regarding odors. EH&S performs testing on 1/29 and found that levels are not elevated. To mitigate odors, carbon filters were secured at air intake vents prior to start of roof work.

#### **February 8, 2018 (and after rains):**

Water was pumped off of roof in preparation for weekend roofing activities, and complaints from occupants received regarding strong odors. EH&S took additional measurements and did not detect any hazardous gases or vapors.

#### **February 11, 2019 - February 13, 2019:**

Mitigation efforts were implemented. Carbon filters were secured at air intake vents and the project team met on site to develop solutions to address odor concerns regarding roofing materials. A plan was developed to perform roof work only on weekends without rain, and to also only work on areas that could be fully completed within that weekend. Fans were to be provided within building, as requested, and on the roof to dissipate odors. Negative air machines were also installed at each floor and occupants were requested to keep exterior windows closed at upper levels. Daily project team meetings were also established.

#### **February 12:**

The university implemented a recovery plan, which was activated to: move building construction work to the nights and weekends to mitigate disruption to building occupants; expand mitigation efforts to displace odors from entering the PSFA Building; initiate efforts to accelerate off gassing; provide weekly construction updates to building occupants; add staff responsible for project oversight and management.

#### **February 26, 2019:**

It was not possible to conduct roof work due to weather.

#### **February 22, 2019:**

Roof work occurred during the weekend with fans set up on the roof to dissipate odors.

#### **February 25, 2019 – February 26, 2019:**

The university received occupant complaints about the odors.

#### **February 27, 2019:**

Additional mitigation measures were then implemented:

- Unfinished areas of roof work were covered with plastic to contain off-gassing.
- Large fans were installed at air intake to direct odors away from intake vents.
- Charcoal filters were installed in air scrubbers at each floor within building.
- Air scrubber installed in stairwell at mechanical penthouse.
- The contractor was directed to keep door to mechanical penthouse closed at all times and remove any roofing materials from the roof or penthouse or wrap completely in plastic.

Additional occupant complaints were received. An emergency meeting held with multiple departments on campus and the contractor to develop additional solution and the building's mechanical system was adjusted to positively pressurize the building.

**February 28, 2019:**

Planning began to move occupants out of the building on a voluntary basis.

**March 4, 2019:**

The first phase of occupants moved out of the PSFA Building into Adams Humanities and Millennium Consulting was contacted to provide an environmental assessment of the building.

**March 5, 2019:**

For further mitigation effort, (96) carbon filters were installed within PSFA air handlers to prevent odors from entering the building's mechanical system.

**March 8:**

Plan in place to shut off air handlers to prevent odors from entering the building and to install ducting to bring fresh air into the building, removal of roving materials and containers on the roof, cleaning of mechanical penthouses, cleaning of all the exposed tar-based mastic on the roof and covering of all exposed tar-based mastic, among other efforts.

**March 9, 2019:**

SDSU began the second phase of moving occupants out of the PSFA Building into Adams Humanities. SDSU administrators decide to temporarily close the building March 13 through March 15.

**March 9, 2019:**

Roof work was completed and air monitoring began on a weekly basis.

**March 11, 2019:**

Occupants were notified of building's temporary closure. SDSU sent a campus email notice to faculty, staff and students, informing the community of the building's temporary closure. The SDSU Urgent Page ([urgent.sdsu.edu/](http://urgent.sdsu.edu/)) is populated with information and frequently asked questions.

**March 12, 2019:**

An additional email message was sent to faculty, staff and also student with classes in the PSFA Building with additional information specific to their situation.

**March 12, 2019:**

An announcement about the PSFA Building was published on [NewsCenter.sdsu.edu](http://NewsCenter.sdsu.edu).

**March 12, 2019 – March 14, 2019:**

SDSU administrators decided to temporarily close the PSFA Building through end of Spring Break and remaining occupants were moved out of building.

**March 13, 2019 – March 15, 2019:**

Roof clean-up work occurred, including removal of any remaining exposed coal tar pitch.

**March 22, 2019:**

An air intake snorkel was installed on the roof of PSFA.

**March 25:**

An email notice was sent to faculty, staff and students with classes in the PSFA Building, providing an update.

During the week of March 25, 2019: Air monitoring continued three times per week.

**March 27, 2019:**

The SDSU Urgent page was updated with more information.

**March 28, 2019:**

An email notice was sent to faculty, staff and students with classes in the PSFA Building, providing an update. The SDSU Urgent page was updated with more information.

**March 31, 2019:**

The SDSU Urgent page was updated with more information.

**April 2, 2019:**

The SDSU Urgent page was updated with more information.

**April 3, 2019:**

SDSU held its first Forum, and based on the comments and concerns, SDSU President Adela de la Torre announced that occupants will not be required to return to the PSFA Building. The forum presentations were recorded, and the recording was made available via the SDSU Urgent site, which was also updated with information and new FAQs after the public forum closed.

**April 5, 2019:**

SDSU administrators decided not to fully reoccupy the PSFA Building before the end of the semester to allow the university to fully address ongoing concerns of any students, faculty and staff who have classes and offices in the building, and to provide a long-term solution for building occupants.

**April 8, 2019:**

SDSU held its second PSFA Building forum for students, faculty and staff. The university also sent an email notice to faculty, staff and students with classes in the building and updated the SDSU Urgent page with a recording from the session, an updated class list and additional information.

**April 9, 2019:**

The SDSU Urgent page was updated.

**April 22, 2019:**

The SDSU Urgent page was updated with information related to class location for final exams.

**April 24-26:**

SDSU hired a firm to perform additional tests over a three-day period. The testing was related to the specific issues raised by students, faculty and staff who hold classes, have offices spaces and maintain laboratories in the PSFA Building. Most of those concerns were discussed broadly during the PSFA Building forums held in April, during which members of the senior leadership team attended. The testing focus has centered on mold, asbestos, fiberglass, carbon monoxide and carbon dioxide, humidity and overall building comfort. This report is expected to be received the week of May 5.

**April 29:**

SDSU Urgent Page updated with additional project and timeline information.



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